



BRAND NEW DUTCH BROS COFFEE DRIVE-THRU

ACTUAL STORE

2905 MAIN ST, NEWBERRY, SC 29108

30445 Northwestern Highway, Suite 275
Farmington Hills, MI 48334
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EXCLUSIVELY LISTED BY:

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STATE BROKER OF RECORD:

BRIAN BROCKMAN

BANG REALTY
SC #108250
2939 VERNON PLACE
CINCINNATI , OH 45219
513.898.1551

INVESTMENT SUMMARY

List Price:	\$2,740,764
Current NOI:	\$150,742.00
Initial Cap Rate:	5.50%
Land Acreage:	+/- 0.79
Year Built	2026
Building Size:	986 SF
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	6.07%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this **brand new** drive-thru Dutch Bros. Coffee located in Newberry, South Carolina. **Dutch Bros is a rapidly expanding tenant with goals of reaching 2,029 stores by 2029 as well as annual revenue growth of 20%.** This 15 year Absolute NNN Lease provides a **10% rent increase every 5 years** including at each of the 3 (5 year) options. The lease also features a **strong corporate guaranty**. The store has completed construction & **successfully opened for business in August 2026!**

This Dutch Bros is located off the **signalized corner** of Heritage Drive & Main Street, **seeing 9,007 cars per day**, with **quick access to busy US-76 Bypass (Wilson Road)**, **seeing 16,585 cars per day**. It is **anchored by Lowes** and directly **across from Walmart**. It is nestled amongst national retailers in a retail hub and also surrounded by residential homes. The **10 mile population from the site is 25,606**. The **3 mile household income is \$65,047**. This investment will offer a new owner continued success due to the strength and **proven profitability of the tenant**. List price reflects a 5.50% cap rate based on NOI of \$150,742.



PRICE \$2,740,764



CAP RATE 5.50%



LEASE TYPE Absolute NNN



RENT INCREASES 10% Every 5 Years



TERM REMAINING 15 Years

INVESTMENT HIGHLIGHTS

- **15 Absolute NNN Lease | Zero Landlord Responsibility**
- **NOW OPEN! AUGUST 2026!**
- **Signalized Corner | Easy Access to Hwy 76 Bypass (16,585 ADTC)**
- **On Main Retail Thoroughfare | Surrounded by National Retails & Homes**
- **10% Rental Rate Increases Every 5 Years**
- **Anchored by Lowes & Across the Street from Walmart**
- **Three (5 Year) Options to Renew with 10% Increase at Each**
- **Site Sees 9,007 Cars Per Day**
- **10 Mile Population 25,606 & Growing**
- **3 Mile Average Household Income \$65,047**
- **Strong Corporate Guaranty**

FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$150,742.00	\$152.88
Gross Income	\$150,742.00	\$152.88
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$150,742.00	\$152.88

PROPERTY SUMMARY

Year Built:	2026
Lot Size:	+/- 0.93 Acres
Building Size:	986 SF
Traffic Count 1:	16,535 VPD on Wilson Rd
Traffic Count 2:	9,007 VPD on Main St
Roof Type:	Flat
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Asphalt
# of Parking Spaces	17
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

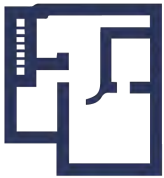
Tenant:	Dutch Bros
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$150,742.00
Rent PSF:	\$152.88
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	8/1/2026
Lease Expiration Date:	7/31/2041
Lease Term Remaining:	15 Years
Rent Bumps:	10% Every 5 Years
Renewal Options:	Three (5 Years)
Lease Guarantor:	Boersma Bros. LLC
Tenant Website:	DutchBros.com



DUTCH BROS COFFEE

2905 MAIN ST, NEWBERRY, SC 29108

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	ESC DATE	RENT PER SF/YR
Dutch Bros	986	8/1/2026	7/31/2041	\$150,742.00	100.0	8/1/2031 8/1/2036	\$152.88
				\$165,816.20			\$168.17
				\$182,397.82			\$184.99
			Option 1 Option 2 Option 3	\$200,637.60		8/1/2041 8/1/2046 8/1/2051	\$203.49
				\$220,701.36			223.84
				\$242,771.50			246.22
Averages	986			\$166,318.67			\$168.68



TOTAL SF
986



TOTAL ANNUAL RENT
\$150,742.00



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$168.68



NUMBER OF TENANTS
1

DUTCH BROS COFFEE

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 FORTIS NET LEASE™



\$117.3 MILLION
NET INCOME



180 NEW STORES
BY END OF 2026



29.4% INCREASE
IN Q4 REVENUE



34 YEARS
IN BUSINESS

Dutch Bros Inc. (NYSE: BROS) is a high growth operator and franchisor of drive-thru shops that focus on serving high **QUALITY**, hand-crafted beverages with unparalleled **SPEED** and superior **SERVICE**. Founded in 1992 by brothers Dane and Travis Boersma, Dutch Bros began with a double-head espresso machine and a pushcart in Grants Pass, Oregon. While espresso-based beverages are still at the core of what they do, Dutch Bros now offers a wide variety of unique, customizable cold and hot beverages that delight a broad array of customers. They believe Dutch Bros is more than just the products they serve— they are dedicated to making a massive difference in the lives of their employees, customers and communities. This combination of hand-crafted and high-quality beverages, their unique drive-thru experience and their community-driven, people-first culture has allowed them to successfully open new shops and continue to share the “Dutch Luv” at 1,136 locations across 25 states as of February 2026.



DUTCH BROS


DUTCH BROS COFFEE

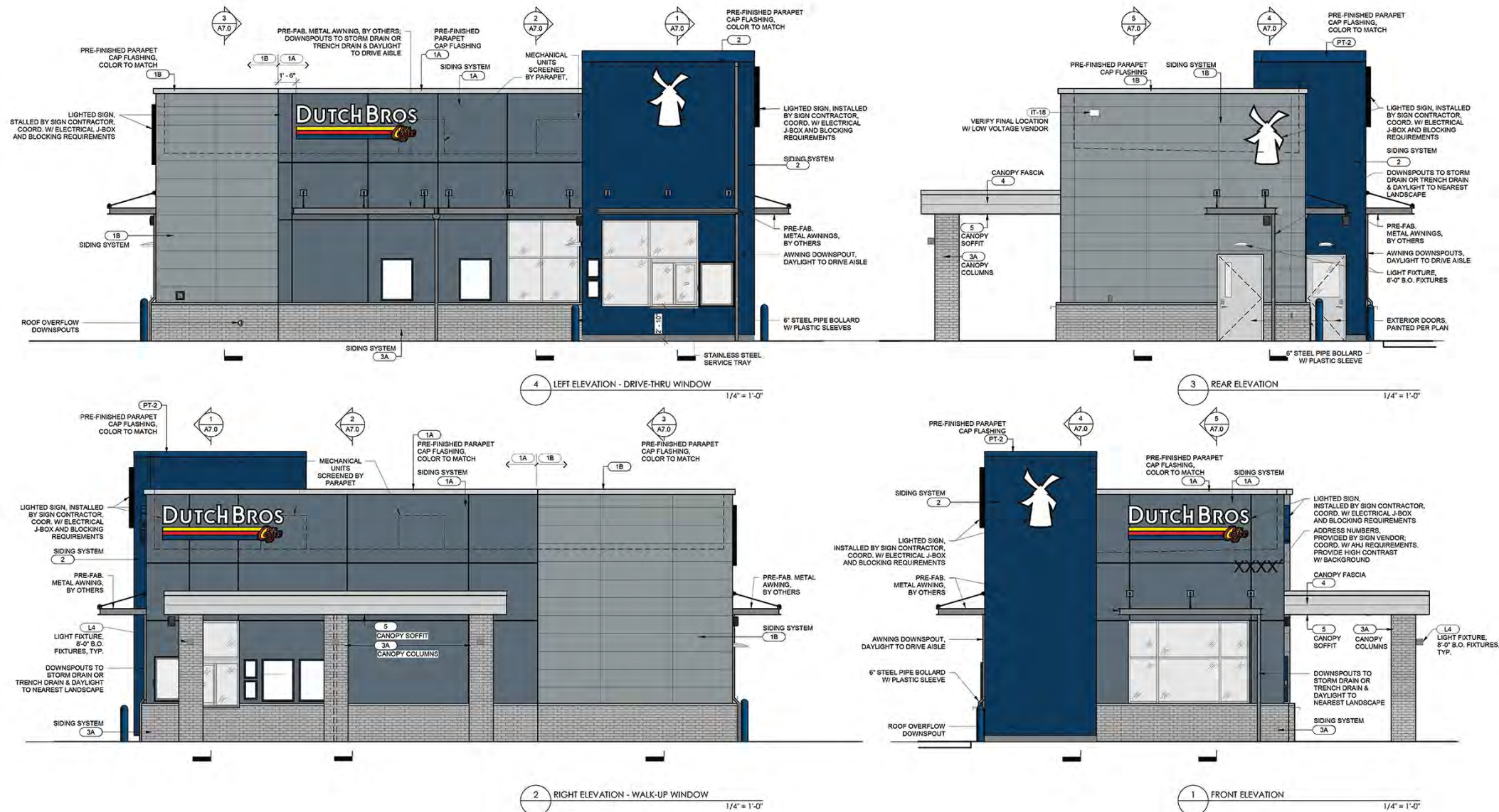
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PROXIMITY TO LOCAL ATTRACTIONS



43 Miles
Columbia
Metropolitan
Airport

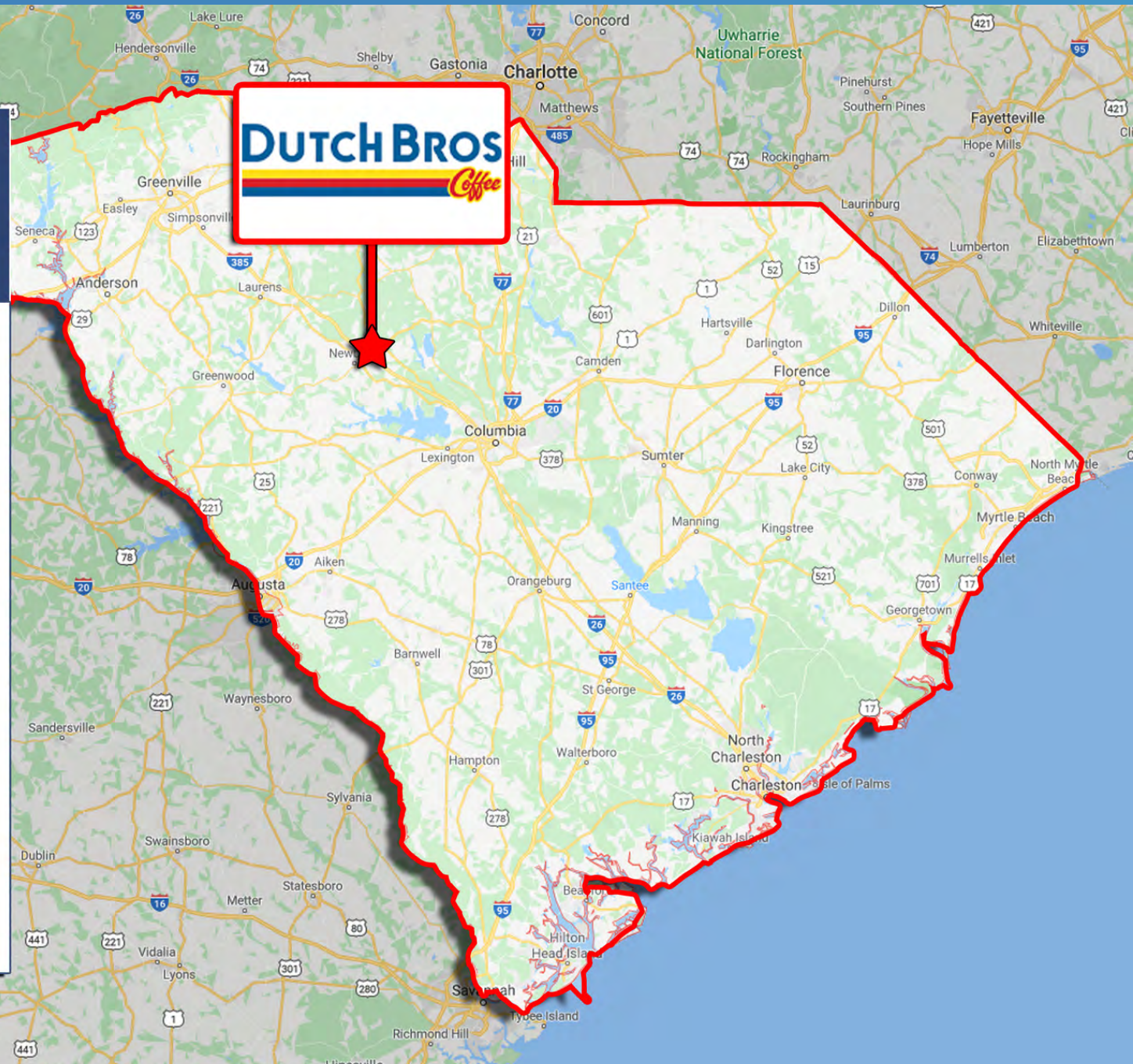


40 Miles
Downtown
Columbia, SC



2 Miles
Newberry
College

Dutch Bros
Coffee

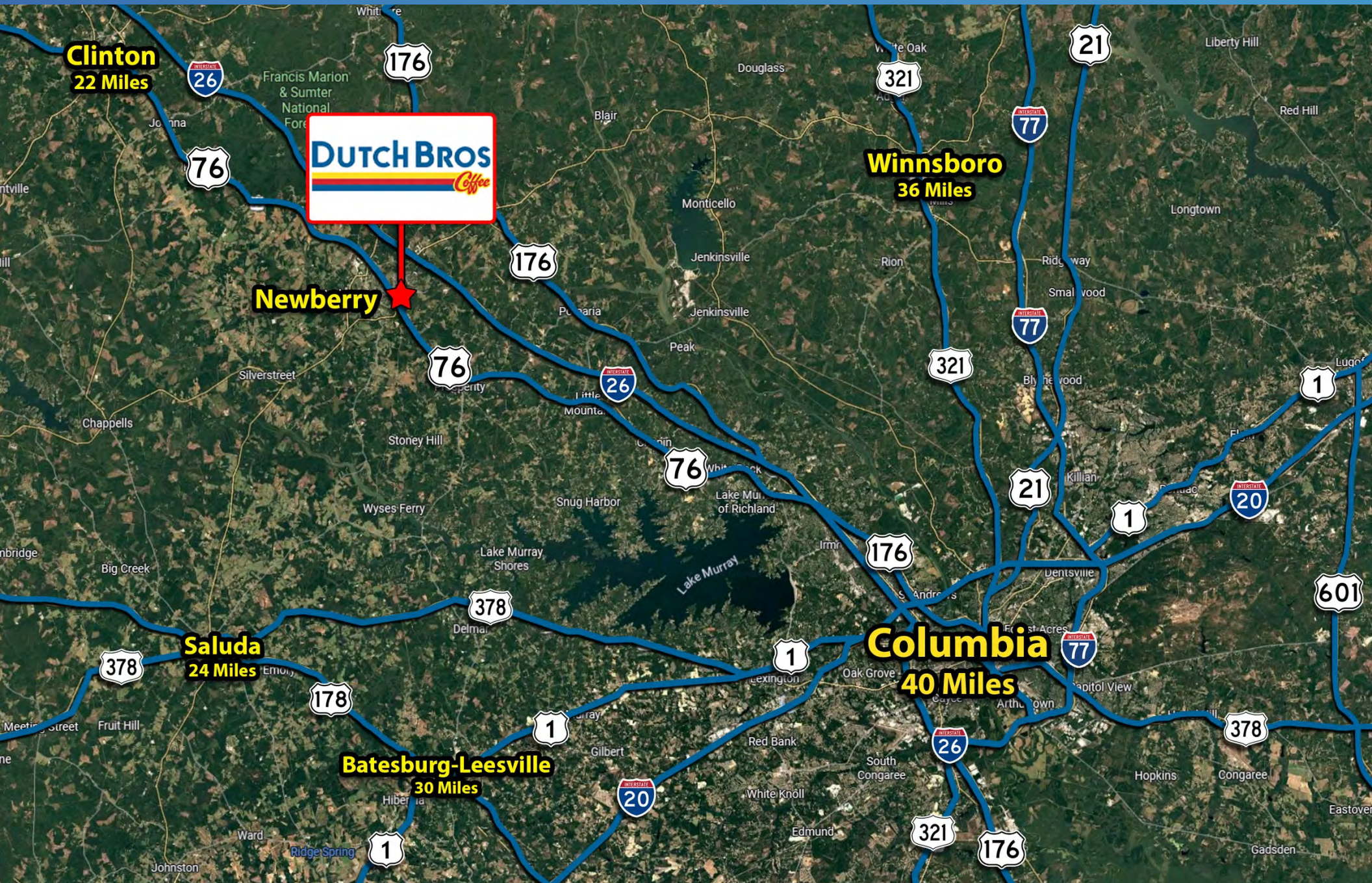


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Welcome to Newberry, South Carolina, a charming and historic community that perfectly blends small-town Southern character with modern convenience. Located in the heart of South Carolina, Newberry offers a relaxed pace of life while providing easy access to larger cities such as Columbia and Greenville.

Known for its picturesque downtown, beautifully preserved historic architecture, and welcoming community atmosphere, Newberry is a place where neighbors know one another and local pride runs deep. The area offers a variety of locally owned shops, restaurants, cultural attractions, and community events, while nearby parks and outdoor recreation provide plenty of opportunities to enjoy the natural beauty of the region.

With its rich history, affordable cost of living, convenient location, and strong sense of community, Newberry offers an appealing lifestyle for families, professionals, retirees, and anyone looking to enjoy the charm of a true South Carolina hometown.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2025	13,793	17,374	25,606
Median Age	36.4	37.3	39.5
Average Household Size	2.3	2.4	2.4

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	5,166	6,528	9,819
Average HH Income	\$65,047	\$67,389	\$69,996
Median House Value	\$158,021	\$158,126	\$161,864
Consumer Spending	\$125.3 M	\$165.2 M	\$262.4 M





TOTAL SALES VOLUME

\$10B+

PROPERTIES SOLD

4,750+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

Click to Meet Team Fortis

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